



22 Cams Hill, Down End, Fareham, PO16 8RB

TO BE SOLD BY PUBLIC AUCTION AT A DATE TO BE CONFIRMED.

(UNLESS SOLD PREVIOUSLY).

GUIDE PRICE: £500,000.

We invite, prior to possible Public Auction, IMMEDIATE CASH OFFERS for this MODERN DETACHED 3/4 BEDROOM HOUSE enjoying a prime location upon a plot of some 1/4 acre; NOW REQUIRING COMPREHENSIVE RENOVATION and holding enormous potential. The much sought-after Cams Hill enclave, with its varied collection of superior and individual residences, lies parallel to, and just north of, the main A27, east of the Delme Roundabout and directly opposite the historic Cams Hall Estate and Golf Course. Some half a mile only from Fareham Town Centre, this is a tucked away, yet exceptionally convenient position with ready access to a wide range of public amenities. Set mid-plot, the property itself has brick and rendered elevations under a steeply pitched, tiled roof with front and rear dormers, the facade incorporating enclosed porch and suspended bay window. A long, private driveway provides off-street parking for multiple vehicles in front of a detached single garage.



Available to the open market for the first time since new, and little altered over the years, the property will greatly reward a programme of modernisation and repair throughout, now presenting an incoming owner with a hugely desirable "blank canvas" having much scope for the implementation of their own tastes and ideas, and with added potential to extend (subject to the necessary consents). Full particulars of this unique opportunity are given as follows:

Pair of UPVC and double-glazed French doors to:

ENCLOSED PORCH

Panelled inner door to:

ENTRANCE HALL

Artex ceiling. Single panel radiator. Cupboard under stairs housing gas and electricity meters plus circuit breakers.

CLOAKROOM & W.C.

Primrose suite comprising: handbasin and low flush w.c. UPVC replacement obscure double-glazed window. Artex ceiling.

STUDY/BEDROOM FOUR

10'0 x 6'10 (3.05m x 2.08m)

Artex ceiling. UPVC replacement double-glazed window to side elevation.

DUAL-ASPECT LIVING ROOM

22'1 x 12'5 (6.73m x 3.78m)

Coved, textured Artex ceiling. Suspended bay window to front elevation having UPVC replacement double-glazing. Pair of small





UPVC replacement double-glazed windows to side elevation. Feature brick open fireplace and surround. Two single panel radiators. Pair of obscure-glass sliding doors to Dining Room. Pair of UPVC and double-glazed French doors to:

CONSERVATORY

9'8 x 9'3 (2.95m x 2.82m)

UPVC and double-glazed under a pitched, polycarbonate roof. Two doors to rear garden.

DINING ROOM

11'0 x 10'9 (3.35m x 3.28m)

Artex ceiling (damaged). Suspended splay bay window to rear elevation having UPVC replacement double-glazing. Door from Entrance Hall. Door to:

KITCHEN

9'11 x 9'3 (3.02m x 2.82m)

Fitted cupboards, work surfaces, single drainer acrylic inset sink with mixer tap.



'Vaillant' gas fired central heating and hot water boiler. Plumbing for washing machine. Built-in pantry. UPVC replacement double-glazed window to rear elevation. Similar door to:

ENCLOSED SIDE PORCH

UPVC and double-glazed under a pitched, polycarbonate roof. Side entrance door together with door to rear garden. Coal store.

FIRST FLOOR

LANDING

Access to Loft Space. Built-in cloaks and storage cupboard.

BATHROOM & W.C.

Pale pink suite comprising: pedestal handbasin, low flush w.c., and panelled bath with mixer tap plus shower attachment. Heated towel rail. UPVC replacement obscure double-glazed window to rear elevation.

DUAL-ASPECT BEDROOM ONE



18'2 x 11'11 (5.54m x 3.63m)

Square dormer windows to front and rear elevations, each with UPVC replacement double-glazing; small double-glazed window to side elevation. Double panel radiator. Double built-in wardrobe. Built-in airing/linen cupboard housing lagged hot water tank. Shower cubicle.

BEDROOM TWO

12'6 x 10'1 (3.81m x 3.07m)

Square dormer window to front elevation having UPVC replacement double-glazing; small double-glazed window to side elevation. Single panel radiator.

BEDROOM THREE

15'2 x 7'8 (4.62m x 2.34m)

Square dormer window to rear elevation having UPVC replacement double-glazing. Built-in wardrobe. Single panel radiator.

OUTSIDE

The property stands upon a substantial plot



having a depth of 215ft (65.53m) approx and a width of 51ft (15.54m) approx - some quarter of an acre overall.

FRONT

Deep garden forecourt enjoying a southerly aspect; fenced on its two sides and having long private driveway providing OPEN PARKING for MULTIPLE VEHICLES.

REAR

Generous garden with fenced (damaged in parts) surround. Dual side access. Ornamental pond.

DETACHED SINGLE GARAGE

EPC 'tbc'

COUNCIL TAX

Band 'G' - £3,287.67 per annum (2023-24) - Fareham Borough Council.

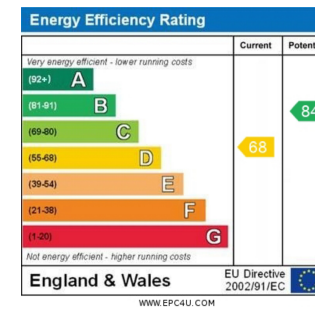
VIEWING

By appointment with AUCTIONEERS & SOLE AGENTS,

D. M. NESBIT & CO.
(17724/048323)

ADDITIONAL AUCTION COSTS

A Buyer's Premium of £450 + V.A.T., will be payable by the purchaser to the Auctioneers, either in the Saleroom or, if the Lot is sold prior to Auction, at the offices of Nesbit & Co. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection by interested parties. Those intending to bid are advised to make themselves aware of the content of the Legal Pack, containing, as it will, information in respect of any other charges that may apply (Search Fees and/or Seller's legal costs for example).







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